

AP MORGAN



Regal Gardens, Bromsgrove
Asking Price £395,000

Features:

- Deceptively spacious four bedroom town house
- Modern development in a desirable cul-de-sac location
- Lounge with Juliet balcony
- Open plan kitchen/dining room with utility room
- Family bathroom, two en-suites & ground floor w/c
- Block paved driveway for two cars & integral garage
- Low maintenance rear garden with garden office
- Prime location for town centre & excellent schooling

Description:

Situated within a prestigious development of just a handful of houses constructed in 2011, this well-presented and deceptively spacious four-bedroom townhouse occupies a well-regarded cul-de-sac location less than a mile from Bromsgrove town centre and within a short distance of the sought-after Bromsgrove School.

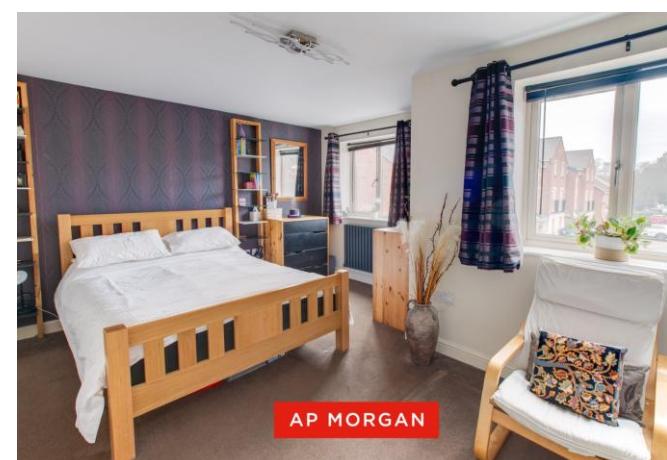
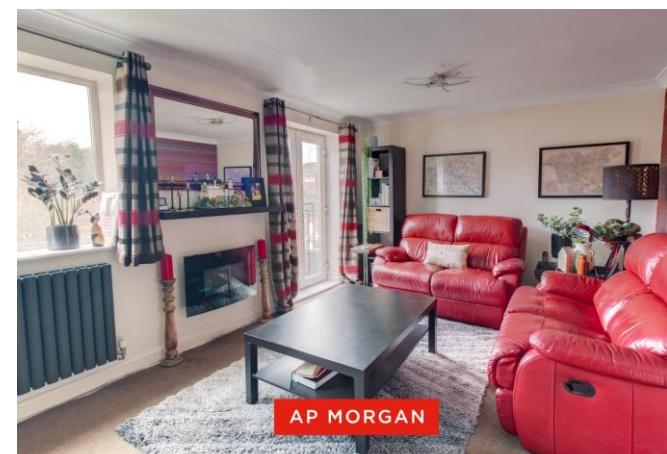
The property, having been owned from new by the current owner, is approached by a block paved driveway providing parking for two cars, with access to the garage via an up-and-over door and an open canopy porch over the front entrance.

Once inside, the deceptively spacious layout briefly comprises a welcoming entrance hallway giving access to a ground floor guest W/C, a generous storage cupboard, an integral door to the garage, and a flexible open plan kitchen/dining room. The kitchen is fitted with a range of wall and base units with integrated fridge/freezer, dishwasher, oven, gas hob and extractor hood. A separate utility room provides space for laundry appliances, while double glazed French doors from the dining area open out to the rear garden.

Rising to the first floor, the accommodation includes a lounge enjoying a feature Juliet balcony overlooking the rear garden, along with an impressively sized master bedroom complete with built-in wardrobe storage and an en-suite shower room, which also benefits from an additional access door to the landing.

Further stairs lead to the second floor, which hosts double bedroom two with en-suite shower room and wardrobe storage, double bedroom three, a well-proportioned bedroom four, a three-piece family bathroom suite and an airing cupboard.

Outside, the property enjoys a low maintenance, sunny aspect rear garden, featuring an initial timber decked seating area leading to a lawn with well stocked planted borders. A gate provides access to a small shed store and rear pathway. The garden also incorporates a useful insulated garden home office with fitted power sockets and



double glazed windows, ideal for home working or use as a hobby or craft space.

Ideally positioned just a short walk from Bromsgrove town centre, the property is conveniently located for an excellent range of local amenities, shops and leisure facilities, as well as Sanders Park, perfect for outdoor recreation. The area is well served by highly regarded public and state schools, including the prestigious Bromsgrove School. Commuters will appreciate easy access to the A38, M5, M42 and M40, along with a nearby railway station at Aston Fields, making Birmingham, Worcester, Coventry, Kidderminster and Redditch all easily accessible.

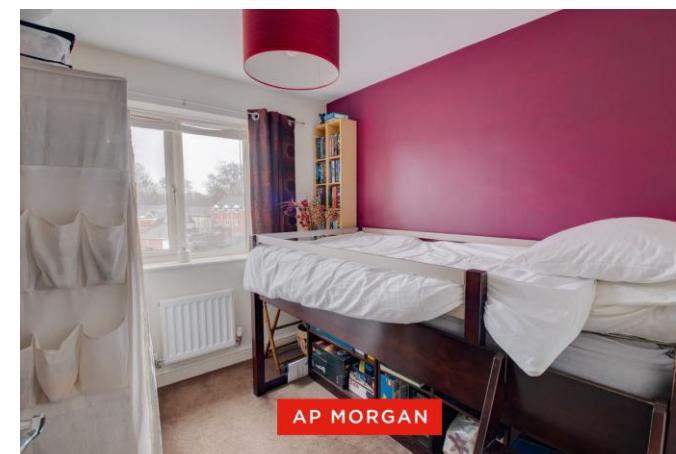
Details:

Entrance Hall

Guest w/c 0.97 x 1.92



Kitchen/Dining Room 5.12 x 3.29



Utility Room 1.56 x 1.37

Garage 4.63 x 2.67 Max

First Floor Landing

Lounge 3.29 x 5.12

Bedroom One 4.49 x 3.83 Max

En-suite 2.26 x 1.63

Second Floor Landing

Bedroom Two 3.29 x 3.07

En-suite 2.31 x 1.97 Max

Bedroom Three 3.83 x 2.76 Max

Bedroom Four 2.57 x 2.28

Garden Office 2.83 x 1.64

EPC Rating: A

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors). **For more information or to arrange a viewing, please call us on 01527 910 300.**



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Identity Checks

The floor plan illustrates a three-story house with the following details:

- Ground Floor:** Approx. 460.0 sq. feet. Includes a Kitchen/Dining room, a large Lounge, a Utility room, a Store, a Garage, a WC, and a Hall.
- First Floor:** Approx. 465.6 sq. feet. Includes a Master bedroom with an En-suite, a Bedroom, a Lounge, a Bath, and a Laundry room.
- Second Floor:** Approx. 472.4 sq. feet. Includes a Bedroom, a Bath, an En-suite, a W.C., a Bedroom, a Bedroom, a Bath, and an A/C unit.
- Outbuildings:** Approx. 50.0 sq. feet. Includes a Garden, a Garage, and a Store.

Key features include a central staircase, multiple bedrooms, a large lounge, and various utility and storage rooms. The garage and outbuildings are located to the right of the main house.

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before视窗, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live', quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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How can we help you?